091.0	0002	0012.E	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	608,600	/	608,600
USE VALUE:	608,600	/	608,600
ASSESSED:	608,600	/	608,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OTTOBRE KATHLEEN M
Owner 2:	
Owner 3:	
Street 1:	73 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOUSA DAVID J ESTATE -
Owner 2:	-
Street 1:	73 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1110 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6059.000	187,400		421,200	608,600
Total Card	0.139	187,400		421,200	608,600
Total Parcel	0.139	187,400		421,200	608,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 548.29 | /Parcel: 548.29

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	58421
GIS Ref	
GIS Ref	
Insp Date	10/17/18

!7378!

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0002-0012.E

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	187,400	0	6,059.	421,200	608,600		Year end	12/23/2021
2021	101	FV	181,100	0	6,059.	421,200	602,300		Year End Roll	12/10/2020
2020	101	FV	181,100	0	6,059.	421,200	602,300	602,300	Year End Roll	12/18/2019
2019	101	FV	170,700	0	6,059.	427,300	598,000	598,000	Year End Roll	1/3/2019
2018	101	FV	170,700	0	6,059.	318,900	489,600	489,600	Year End Roll	12/20/2017
2017	101	FV	170,700	0	6,059.	288,800	459,500	459,500	Year End Roll	1/3/2017
2016	101	FV	170,700	0	6,059.	276,800	447,500	447,500	Year End	1/4/2016
2015	101	FV	159,900	0	6,059.	234,700	394,600	394,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:28:38

LAST REV

Date	Time
05/07/19	13:43:57
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7378

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUSA DAVID J E	57895-371		11/18/2011	Family	1	No	No		
	9816-291		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	58421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2007	1009	Re-Roof	4,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Meas/Inspect	345	PATRIOT
3/26/2009	Measured	197	PATRIOT
5/6/2000	Entry Denied	276	PATRIOT
3/14/2000	Measured	263	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6059		Sq. Ft.	Site		0	70.	0.99	5									421,237						421,200	

Total AC/HA:	0.13910	Total SF/SM:	6059	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,237	Spl Credit		Total:	421,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	254572
Depreciation:	67207
Depreciated Total:	187365

COMMENTS

LEDGE IN BMT=80% USEABLE.
FP=NONFUNTIONAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

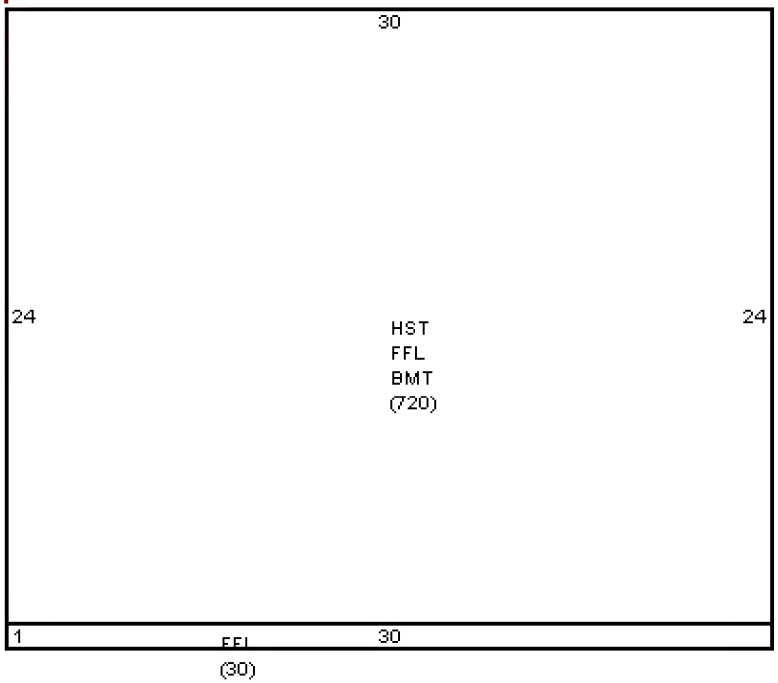
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	147.000	110,250
BMT	Basement	576	44.100	25,402
HST	Half Story	360	147.000	52,920
	Net Sketched Area:	1,686	Total:	188,572
Size Ad	1110	Gross Area	2190	FinArea 1110

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	111.15
Final Total:	187400	Val/Su SzAd	168.83

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

091.0-0002-0012.E

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	